



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

December 2, 2004

IN REPLY PLEASE

REFER TO FILE: **PM 1**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**COUNTY DATA CENTER PROJECT  
APPROVE PRELIMINARY PROJECT BUDGET  
AWARD AGREEMENTS  
SPECS. 5499; C.P. 77416  
SUPERVISORIAL DISTRICT 4  
4 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT  
YOUR BOARD:**

1. Approve the total preliminary project budget of \$60,000,000 for the County Data Center Project as detailed in Enclosure A.
2. Award and authorize the Interim Director of Public Works to execute an agreement with Gensler to provide architect/engineer design services for the project for a not to exceed fee of \$4,564,500 funded by net County cost and to establish the effective date following Board approval.
3. Award and authorize the Interim Director of Public Works to execute an agreement with MACTEC to provide geotechnical investigations, materials testing, and inspection services for the project for a not to exceed fee of \$245,200 funded by net County cost and to establish the effective date following Board approval.
4. Award and authorize the Interim Director of Public Works to execute an agreement with Simplus/JGM to provide project/construction management services for the project for a not to exceed fee of \$841,600 funded by net County cost and to establish the effective date following Board approval.

5. Approve the attached appropriation adjustment which increases revenue in Capital Project 77416 to reflect \$50,000,000 in funding for the Data Center Project from the issuance of tax-exempt bonds and transfers \$50,000,000 in Net County Cost from C. P. 77416 to Appropriation for Contingencies.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will allow design of the County Data Center to proceed and authorize necessary geotechnical investigations, materials testing and inspection services, and construction management services.

#### **Background**

The County's existing Data Center provides information processing and communication services that are essential to the daily operation of all County departments. Computer systems housed at the current facility process data that is integral to the County's timekeeping; payroll and personnel systems; property valuations; and property tax billings, collections, and distribution. These systems also support the tracking of inmate movements within the court system; scheduling of courtrooms; and monitoring of criminal cases, mental health clients, child support cases, child support payments, processing and routing interdepartmental e-mail, and supporting over 400 County websites.

A 1999 needs assessment study of the existing County Data Center building in Downey, which was built in 1956 for general office purposes, determined that the structure does not meet modern seismic standards for a regular office building. A moderate to severe seismic event could cause a total interruption of critical information and communication services. The study also determined that the support systems and infrastructure are likely to fail due to their age and poor condition; that the building's electrical system has surpassed its useful life; and that its dependence upon a single power feed increases the potential for system interruption or failure.

Based on the condition of the existing facility and the need to avoid any interruption in data processing services, the 1999 study concluded that the construction of a new County Data Center would be more advantageous than the retrofit, renovation, and expansion of the existing facility or modifications to individual departmental facilities.

In 2001, programming and feasibility activities for a new County Data Center facility were initiated as well as a search for a suitable site. Concurrently, the Chief Administrative Office reviewed several available commercial facilities that could be

purchased and adapted to accommodate the County Data Center's programming requirements. This review determined that the estimated acquisition, renovation, and facility modification costs associated with the available existing commercial facilities significantly exceeded the estimated cost for the design and construction of a new facility. Therefore, programming for the new facility was completed and we are now prepared to proceed with the design of a new County Data Center facility at an available County-owned site.

### Proposed Project

Given the nature and importance of the processing services provided at the County Data Center, the proposed essential facility will have an enhanced structural system to withstand nearby seismic events, as well as dual power sources, emergency generators, and uninterrupted power sources to minimize the risk of losing electrical power to the data processing equipment. The facility should be available 99.9 percent of the time with the inclusion of these measures. These measures are required to ensure that the new County Data Center will continue operating during and immediately after a moderate to severe seismic event.

The proposed County Data Center will be approximately 58,000 square feet and is recommended to be located on a 10-acre site on the Rancho Los Amigos South Campus. The proposed facility will house all systems in the current facility and additional systems from the Public Library, Public Social Services, Probation, Assessor, Public Works, Registrar-Recorder/County Clerk, and Treasurer and Tax Collector. Space will also be available to provide standby support for other departmental systems.

### Design Services Agreement

Gensler was selected through a competitive process as the architect/engineer for this project based on their experience and qualifications. Gensler has submitted a proposal to provide their services for a not to exceed fee of \$4,564,500. These services will include all architectural, structural, mechanical, electrical, control systems, security, and landscape design services. During the schematic design, the architect will provide an evaluation of the facility and a cost estimate. The schematic design will also include sustainable design features to minimize energy requirements and waste emissions under the Leadership in Energy and Environmental Design Assessment System based on the Green Buildings Council standards.

### Geotechnical Investigations, Materials Testing, and Inspection Services Agreement

MACTEC was selected through a competitive process to provide geotechnical investigations, materials testing, and inspection services and has submitted a proposal to provide these services for a not to exceed fee of \$245,200. The materials testing and inspection services will not be authorized until your Board approves the construction contract for this project.

### Project/Construction Management Services Agreement

Simplus/JGM was selected through a competitive process to provide construction management services and has submitted a proposal to provide these services for a not to exceed fee of \$841,600.

The initial phase of Simplus/JGM's contract will be limited to monitoring, coordinating, and support during design with an estimated cost of \$140,600. The \$701,000 balance of the contract includes on-site construction management services, field support, and site facilities to support the project staff needed during the construction phase of the project and will not be authorized until your Board authorizes construction of this project.

Following the completion of construction documents, jurisdictional approvals, and an environmental assessment, we plan to return to your Board to adopt plans and specifications and advertise for bids to construct the project.

### **Implementation of Strategic Plan Goals**

The recommended actions are consistent with the County's Strategic Plan Goal of Organizational Effectiveness as the proposed County Data Center will relocate numerous County data processing and storage facilities into one state-of-the-art facility intended to assure operation after seismic events, allowing the County to provide coordinated services during public emergencies, increase operational efficiency, and reduce costs. These actions are also consistent with the County's Strategic Plan Goal of Fiscal Responsibility as the project is a cost-effective investment in public infrastructure.

### **FISCAL IMPACT/FINANCING**

The total project cost, including plans and specifications, peer review, plan check, construction, change orders, consultant fees, miscellaneous expenditures, County

services, and relocation and move management costs, is currently estimated to be \$60,000,000.

In August 2000, your Board appropriated \$10,600,000 for programming and design activities, of which \$1,100,000 has been expended. The remaining appropriation of \$9,500,000 is included in the 2004-05 Capital Projects' Budget (C.P. 77416) to complete design. Construction will be funded through the issuance of tax-exempt bonds. Sufficient appropriation also exists in C.P. 77416 to fund the currently estimated construction costs. Approval of the enclosed appropriation adjustment will replace \$50,000,000 in Net County Cost currently budgeted in C.P. 77416 with revenue from a future bond issue.

The Project Schedule and Budget Summary are included in Enclosure A.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Standard agreements, in forms previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Gensler, MACTEC, and Simplus/JGM are willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, Gensler, MACTEC and Simplus/JGM will notify their employees, and shall require each subconsultant to notify its employees, about Board Policy 5.135, the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Gensler, MACTEC, and Simplus/JGM are in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

#### **ENVIRONMENTAL DOCUMENTATION**

Approval of the recommended actions will have no environmental impact. The appropriate environmental documentation will be completed prior to returning to your Board to request authorization to construct the project.

## **CONTRACTING PROCESS**

On August 22, 2002, Public Works issued a Request for Statements of Qualifications to provide design services to 176 firms and published the request in trade magazines and national publications. On October 19, 2002, 21 proposals were received. The proposals were evaluated by a panel comprised of members from the CAO, Public Works, Internal Services, and the Sheriff's based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluations were done without regard to race, creed, color, or gender. Of the 21 firms, 5 were selected for oral interviews, which were conducted on December 5, 2002. Gensler was found to be the best qualified firm to perform these services.

Gensler has agreed to perform the services for a not to exceed fee of \$4,564,500. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

Gensler's, MACTEC's, and Simplus/JGM's Community Business Enterprises data and three-year contracting history are on file with Public Works.

On September 10, 2003, Public Works issued a Request for Statements of Qualifications to provide geotechnical investigations, materials testing, and inspection services to 21 firms. On October 28, 2003, eight proposals were received. The proposals were evaluated by a panel comprised of members from Public Works based upon technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluations were done without regard to race, creed, color, or gender. MACTEC was found to be the best qualified firm to perform these services.

MACTEC has agreed to perform the services for a not to exceed fee of \$245,200. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

On August 20, 2003, Public Works issued a Request for Statements of Qualifications to provide project management support, and construction management services to 21 firms and published the request in trade magazines. On September 18, 2003, eight proposals were received. The proposals were evaluated by a panel comprised of members from the Chief Administrative Office, Public Works, and Internal Services based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluations

were done without regard to race, creed, color, or gender. Of the eight firms, four were selected for oral interviews, which were conducted on November 18, 2003. Simplus/JGM was found to be the best qualified firm to perform these services.

Simplus/JGM has agreed to perform the services for a not to exceed fee of \$841,600. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

As requested by your Board on February 3, 1998, these contract opportunities were listed on the "Doing Business with Us" website on August 22, 2002, for the architect/engineer design services; on September 10, 2003, for geotechnical investigations, materials testing, and inspection services; and on August 20, 2003, for construction management services, respectively. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design and consultant services. Public Works uses the "Doing Business with Us" website to offer general consultant opportunities.

Public Works has evaluated and determined that the Living Wage Program (County Code Chapter 2.201) does not apply to the recommended agreements as these agreements are for non-Proposition A services.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects during the performance of the recommended services.

The Honorable Board of Supervisors  
December 2, 2004  
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**CONCLUSION**

Please return one adopted copy of this letter to the CAO (Capital Projects Division) and Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Interim Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

JK:vmg

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Enc. 2

cc: Auditor-Controller  
County Counsel  
Department of Public Social Services (GAIN/GROW Program)  
Internal Services  
Office of Affirmative Action Compliance

**ENCLOSURE A**

**COUNTY DATA CENTER PROJECT  
 APPROVE PRELIMINARY PROJECT BUDGET  
 AWARD AGREEMENTS  
 SPECS. 5499; C.P. 77416**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Project Program	07/14/03*
Design Contract Execution Construction Document Submittal Jurisdictional Approval	01/18/05 05/15/06 09/13/06
Construction Bid and Award	01/30/07
Construction Substantial Completion Acceptance	10/30/08 09/28/09

\* Indicates completed activity

**II. PROJECT BUDGET SUMMARY**

<b>Budget Category</b>	<b>Proposed Project Budget</b>
Land Acquisition	N/A
Construction	
(a) Construction	\$ 35,760,000
(b) Change Orders	<u>3,576,000</u>
Subtotal	\$ 39,336,000
Equipment	\$ 8,650,000
Plans and Specifications	\$ 4,564,500
Consultant Services	\$ 1,330,300
Miscellaneous Expenditures	\$ 101,000
Jurisdictional Reviews and Plan Check	\$ 142,000
County Services	\$ 3,163,000
Prior Expenditures	\$ 1,100,000
LEED Contingency	\$ 1,613,500
<b>TOTAL</b>	<b>\$ 60,000,000</b>

December 2, 2004

**ENCLOSURE B**

**COUNTY DATA CENTER PROJECT  
APPROVE PRELIMINARY PROJECT BUDGET  
AWARD AGREEMENTS  
SPECS. 5499; C.P. 77416**

**CONSULTANT PROPOSAL SOLICITATION**

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Bid Information

**Bid Number :** P100000349

**Bid Title :** A/E Design Services Countywide Data Center

**Bid Type :** Service

**Department :** Public Works

**Commodity :** ARCHITECT SERVICES, PROFESSIONAL

**Open Date :** 8/22/2002

**Closing Date :** 10/3/2002 5:00 PM

**Notice of Intent to Award :** [View Detail](#)

**Bid Amount :** N/A

**Bid Download :** Not Available

**Bid Description :** The Los Angeles County Department of Public Works is inviting proposals from qualified A/E firms to provide architectural/engineering services for the design of a new, 50,000-80,000 square foot, Type IV facility, Countywide Data Center located at the Rancho Los Amigos Campus, in the City of Downey. Proposals are due no later than 5:00 p.m., October 3, 2002. Requests for copies of the RFP should be directed to the above-mentioned fax number, or by e-mail to [gstohs@ladpw.org](mailto:gstohs@ladpw.org).

**Contact Name :** Grace Stohs

**Contact Phone# :** (626) 979-5311 Ext: fax

**Contact Email :** [gstohs@ladpw.org](mailto:gstohs@ladpw.org)

**Last Changed On :** 8/22/2002 2:32:06 PM

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[Back to Award Main](#)

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## Bid Information

**Bid Number :** P1\_CM00349

**Bid Title :** County Data Center - Construction Project Management and Support Services

**Bid Type :** Service

**Department :** Public Works

**Commodity :** ENGINEERING - GENERAL CONSTRUCTION: MANAGEMENT, SCHEDULING, COST ESTIMATION

**Open Date :** 8/20/2003

**Closing Date :** 9/18/2003 5:00 PM

**Notice of Intent to Award :** [View Detail](#)

**Bid Amount :** N/A

**Bid Download :** Not Available

**Bid Description :** The Los Angeles County Department of Public Works is requesting proposals from qualified firms to provide construction project management and support services for the County Data Center located at Rancho Los Amigos National Rehabilitation Center, South Campus, 7601 East Imperial Highway, Downey, California.

A mandatory preproposal conference to answer questions concerning the project will be held on September 4, 2003 at 2:00 p.m., at the Department of Public Works, 900 South Fremont Avenue, First Floor, Conference Room C, Alhambra, California 91803. Proposals from Consultants who do not attend the mandatory preproposal conference will be rejected.

**Contact Name :** David Asato

**Contact Phone# :** (626) 458-2586

**Contact Email :** [dasato@ladpw.org](mailto:dasato@ladpw.org)

**Last Changed On :** 8/21/2003 5:15:58 PM

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## Bid Information

**Bid Number :** P1\_GEO00349

**Bid Title :** County Data Center Project - Geotechnical Investigations, Materials Testing, and Inspection Services

**Bid Type :** Service

**Department :** Public Works

**Commodity :** ENGINEERING - GEOLOGICAL

**Open Date :** 9/10/2003

**Closing Date :** 10/8/2003 5:00 PM

**Notice of Intent to Award :** [View Detail](#)

**Bid Amount :** N/A

**Bid Download :** Not Available

**Bid Description :** The Los Angeles County Department of Public Works is requesting proposals from qualified firms to provide geotechnical investigations, materials testing, and inspection services for the County Data Center located at Rancho Los Amigos National Rehabilitation Center, South Campus, 7601 East Imperial Highway, Downey, California.

**Contact Name :** David Asato

**Contact Phone# :** (626) 458-2586

**Contact Email :** [dasato@ladpw.org](mailto:dasato@ladpw.org)

**Last Changed On :** 9/10/2003 9:35:34 AM

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BOARD OF SUPERVISORS OFFICIAL COPY

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COUNTY OF LOS ANGELES  
REQUEST FOR APPROPRIATION ADJUSTMENT  
DEPARTMENT OF Chief Administrative Office

DEPT'S No. 060  
Dec 1, 2004

AUDITOR-CONTROLLER, THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.  
ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2004-05

4 Votes

SOURCES:

Countywide Data Center  
Architectural Programming  
Operating Transfer In/CP  
A01-CP-77416-9919  
\$50,000,000

USES:

Appropriation for Contingencies  
A01-3303  
\$50,000,000

Justification:

This adjustment increases revenue in CP No. 77416 to reflect \$50,000,000 in funding for the Data Center Project from the issuance of tax-exempt bonds and transfers \$50,000,000 in net County cost from CP No. 77416 to Appropriation for Contingencies.

*Jan Takata*  
Jan Takata Asst. Division Chief

CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF ADMINISTRATIVE OFFICER FOR	ACTION	APPROVED AS REQUESTED <input checked="" type="checkbox"/>	AS REVISED
	RECOMMENDATION <input checked="" type="checkbox"/>	12-1-04	<i>John S. Edmister</i> CHIEF ADMINISTRATIVE OFFICER
AUDITOR-CONTROLLER	BY <i>Compton</i>	APPROVED (AS REVISED): BOARD OF SUPERVISORS	19
No. 207	Dec. 1 2004	BY	DEPUTY COUNTY CLERK

SEND 6 COPIES TO THE AUDITOR-CONTROLLER